

KEATES

sales • lets • surveys • auctions

84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Four Bed Student HMO
- Potential £1560 pcm inc bills.
- EPC Band E, Rating 40 Council Tax A
- Close to University
- Central Heated, Double Glazed
- Ask an adviser to book your viewing



36 Guildford Street, Stoke-On-Trent
Stoke-On-Trent, ST4 2EP

£165,000

Description

A fully modernised four bedroom HMO, situated in the heart of Shelton close to Staffordshire University. The property benefits from gas central heating, double glazing, modern kitchen and bathroom. Accommodation comprises hallway, bedroom, living room, kitchen and bathroom at ground floor level with three bedrooms to the first floor. At the rear is an enclosed paved yard with pedestrian access. Currently rented at £1180 pcm inc bills with one room coming empty. Potential rental £1560 pcm.

Ground Floor

Hallway

With laminate floor, radiator.

Bedroom 1 *9' 1" x 11' 9" (2.76m x 3.57m)*

With Carpet, floor, radiator, Power Point.

Living Room *16' 4" x 11' 5" (4.97m x 3.49m)*

With laminate floor, radiator, Power Point, stairs off, open plan on the kitchen.

Kitchen *14' 7" x 6' 0" (4.45m x 1.84m)*

Modern fitted kitchen with grey wall and base units wood effect surfaces over. Wooden splashback's and wooden floor, includes integrated cooker, hob and extractor hood, power points, door to rear.

Bathroom *9' 3" x 5' 3" (2.83m x 1.59m)*

Modern fitted bathroom suite in white with WC, basin set in vanity unit, panel bath with combination, shower and screen over. Part tiled walls and wood effect floor. Includes heated, chrome towel, radiator and extractor fan.

First Floor

Landing

With carpeted floor, radiator, PowerPoint

Bedroom 2 *12' 4" x 11' 6" (3.76m x 3.50m)*

With carpeted floor, Radiator, power, points, aerial point.

Bedroom 3 *8' 10" x 12' 3" (2.69m x 3.74m)*

With carpeted floor, radiator, Power Point, aerial point, built-in cupboard

Bedroom 4 *6' 2" x 13' 5" (1.89m x 4.08m)*

With carpeted floor, radiator, Power Point, aerial point, built-in cupboard

Outside

Enclosed paved yard with pedestrian access.

Furniture

Included in the sale, subject to level of offer.

Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

sales • lets • surveys • auctions



www.keates.uk.com



Our Services

Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Unlike a mortgage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates, our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

Lettings

Thinking of letting your property? Keates can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.

Sales

Keates offer a comprehensive sales service, with helpful and friendly advice every step of the way, and the opportunity to monitor the viewing statistics and general interest in your property online. All our sales and lettings properties are listed with Rightmove and can be viewed online by potential purchasers countrywide. Ask a member of staff for a free, no obligation appraisal of your property today!

Mortgages

Need help deciding on a mortgage? Keates can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Energy performance certificate (EPC)

36, Guildford Street STOKE-ON-TRENT ST4 2EP	Energy rating E	Valid until: 17 August 2030
		Certificate number: 0970-2818-7830-2220-1625

Property type
Mid-terrace house

Total floor area
74 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy performance.](#)